



FOR SALE



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

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Frances Street
London, ON

Freestanding Industrial Building

PROPERTY HIGHLIGHTS



13,700 SF

Total Building Area



1.27 Acres

Total Site Area



\$2,750,000

Asking Price

Rare industrial building with fully fenced yard

Located in east London with excellent access to the city and Highway 401. The property features a functional mix of showroom, finished office space, and warehouse with mezzanine storage. Recent upgrades include a rooftop HVAC unit, three (3) unit heaters, cement loading pad, air curtains, and heat pump. Zoned Light Industrial (LI1, LI7, LI8).



3 Dock Level

Shipping Doors
(one at knee height)



1 Drive-in

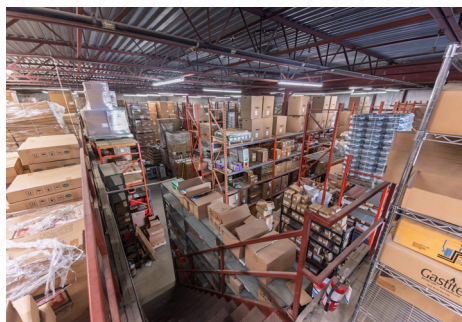
Shipping Door



18 Ft.

Clear Height







CONTACT

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Cushman & Wakefield Southwestern Ontario

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